

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

JANUARY 9, 2003

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. **16015 SW SNOWY OWL LANE**

The Community Development Director's decision to deny land use decision BDR2002-0206 has been appealed. The proposal submitted was for the removal of three (3) trees located in the backyard of 16015 SW Snowy Owl Lane. The site is generally located north of Snowy Owl Lane, east of SW 155th Terrace. The site can be specifically identified as Tax Lot 10900 on Washington County Assessor's Map 1S1-32CC. The site is zoned R-5 Urban Standard Density and is approximately .17 acres in size. Within the R-5 zone, single-family detached dwelling units are a permitted use outright. Any person(s) owning property within the Murray Ridge subdivision must obtain Type I Design Review approval from the City of Beaverton before any trees can be removed which were conditioned to be preserved by Washington County land use decision #95-635 PD/S.

APP2002-0013: APPEAL OF 16015 SW SNOWY OWL 3 TREE REMOVAL

An appeal of the Community Development Director's denial of the request to remove three (3) trees located on the above referenced property. In taking action on the proposed appeal, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.1.C of the Beaverton Development Code. This application is being reviewed under the Development Code in effect prior to September 19, 2002.

2. **ADJ2002-0007 - CAMELOT COURT OFFICE BUILDING: MAJOR ADJUSTMENT**

Request for a Major Adjustment to a Site Development Requirement as stated by Development Code 40.10.15.3, which requires developments which request an adjustment of more than 10% and up to and including 50% adjustment from the numerical Site Development Requirements specified in Chapter 20 (Land Uses). The applicant requests a Major Adjustment to the site development setback requirements from 20-feet to 10-feet as required by Development Code 20.10.50.3. The requests is for a 10-foot setback on the front facing SW Canyon Lane and two side setbacks, both facing SW Canyon Road.

3. **OCHS 141ST AVENUE SUBDIVISION AND DUPLEXES**

The following land use application has been submitted for development of a fee-ownership three-lot / two-tract subdivision to construct two duplex units. The site is generally located west of SW 141st Avenue, south of Farmington Road, north of SW 6th Street. The site can be specifically identified as Tax Lot 1400 on Washington County Assessor's Map 1S1-16BC. The site is zoned R-2 Urban Medium Density and is approximately 0.38 acres in size. Within the R-2 zone, attached dwelling units are a permitted use outright.

BDR2002-0166: Type III Design Review)

Request for Design Review approval to construct two duplex units which are proposed in addition to the existing single-family house, for a total of five dwelling units. The development includes the construction of a water quality facility, private street and associated lighting and landscaping. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C of the Beaverton Development Code.

4. KRISPY KREME DOUGHNUTS @ CORNELL ROAD

The following land use application has been submitted for development of a new Krispy Kreme Doughnut Fast-Food Restaurant. This project consists of a one-story building approximately 4,760 square feet in size with a drive-thru window located on the north side of the building. The development site is generally located north of NW Cornell Road, east of NW 167th Place, west of NW Rugs located at 16305 NW Cornell Road, and south of State Highway 26. The site can be specifically identified as Tax Lot 100 on Washington County Assessor's Map 1N1-31AA. The site is zoned Community Service (CS) and is approximately 2.36 acres in size. In the Community Service zone Eating or Drinking Establishments are allowed outright.

BDR2002-0148: Type III Design Review

Request for Design Review approval for development of a new Krispy Kreme Doughnut Fast-Food Restaurant. This project consists of a one-story building approximately 4,760 square feet in size with a drive-thru window located on the north side of the building. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C of the Beaverton Development Code Ordinance 2050, effective through Ordinance 4188. The application was submitted prior to September 19, 2002; therefore the application will be reviewed under that Development Code which was in effect prior to September 19, 2002.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.